



# Docket R-13-05

## Building Code Advisory and Appeals Board

Board of Supervisors  
June 25, 2013



# Authority to Create

- ◆ Advisory Board - ARS 11-862 (1970)
  - ARS 11-861 is the legislative authority for Counties to adopt building codes. 11-862 provides authority to create this Board.
- ◆ Board of Appeals – IBC and IRC Section 112  
(adopted by Cochise County in December of 2004)
  - Section 112 (and seven others) is the 'check and balance' written into the adopted Building Codes for Cochise County.



# The Cochise County Building Code Advisory and Appeals Board

- ◆ Consist of seven members appointed by the Board of Supervisors to include:
  - ◆ Architect
  - ◆ Engineer
  - ◆ General Contractor
  - ◆ Electrical, mechanical, or plumbing trade
  - ◆ Green Building Contractor
  - ◆ Fire Department representative
  - ◆ County resident to represent the Public



## What will be the function?

1. "To hear and decide appeals of orders, decisions or determinations made by the Building Official relating to the application and interpretation of the adopted Building Code;"



# What will be the function?

2. "To determine the suitability of alternative materials and construction and to permit interpretations of the provisions of the Building Codes;" and



## What will be the function?

3. "To advise the Building Official and the Planning Department on any proposed revisions or additions to the Cochise County Building Safety Codes.



# Arizona Counties

- ◆ The following nine Arizona Counties have formed a joint Building Code Advisory and Appeals Board:
  - Coconino, Gila, La Paz, Maricopa, Mohave, Pima, Pinal, Yavapai, and Yuma.
  - Apache has an appeals board that has never been utilized.
  - Graham designated the Board of Adjustment as their appeals board.
  - Santa Cruz has not commissioned the Boards.
  - Pinal stated that their Board has met once in 15-years.



# Staff Recommendation

- ◆ Form a Building Code Appeals and Advisory Board to:
  - ◆ Hear and decide appeals of orders, decisions or determinations made by the County Building Official.
  - ◆ Hear and determine the suitability of alternative materials and construction methods, if denied by the Building Official.
  - ◆ Act as an Advisory Board to the Planning Division of Community Development, Building Official, and the Board of Supervisors on any proposed revisions or additions to Adopted County Codes.
  - ◆ Send appeals to Board of Supervisors.





# An Alternative

- ◆ Create a Building Code Advisory Board with the following functions:
  1. To advise the Building Official and the Planning Department on any proposed revisions or additions to the Cochise County Building Safety Codes, and
  2. To determine the suitability of alternative materials and construction and to permit interpretations of the provisions of the Building Codes.



# An Alternative

- ◆ Amend the Building Code to allow any appeals on the Building Official's decision to be heard by the Board of Supervisors, with a recommendation from the Advisory Board.